



CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, JULY 17, 2012 AT 6:30 P.M.
450 CYPRESS CREEK ROAD, BUILDING FOUR
CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

- | | | |
|---|---|---|
| <input type="checkbox"/> VACANT, Place 1 | <input type="checkbox"/> NICHOLAS KAUFFMAN, Place 5, Vice Chair | <input type="checkbox"/> JON LUX, Place 4 |
| <input type="checkbox"/> THOMAS BALESTIERE, Place 2 | <input type="checkbox"/> LORENA ECHEVERRIA de Misi, | <input type="checkbox"/> HOLLY HOGUE, Place 6 |
| <input type="checkbox"/> MICHAEL DION, Place 3 | Place 7, Secretary | |

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
3. MINUTES: Approve Minutes from the Regular Meeting of June 19, 2012
4. CITIZEN COMMUNICATIONS (Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)
5. CONSENT AGENDA:
 - A. STATUTORY DISAPPROVAL:
 1. Cedar Park Highlands (SFP-12-008)
29.67 acres, 3 commercial lots
Located at East Whitestone and Ronald Reagan Boulevard
Owner: 1431 Investments Ltd.
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove
 2. Ranch at Brushy Creek 8A (FP-12-008)
19.43 acres, 57 single family lots, 2 landscape lots, 1 drainage lot, 1 parkland lot
Located on North Frontier Lane and Stiles Lane
Owner: Standard Pacific of Texas
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove
 3. Evelyn (FP-12-009)
2.9 acres, 1 commercial lot
Located on Lakeline Boulevard just north of Old Mill Road
Owner: Celestine Wolf Hester Family Partnership, LP
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove

4. New Hope Plaza, Replat of Lot 1 Block A (SFP-10-009)
4.95 acres, 2 commercial lots
Located at 1501 East New Hope Drive
Owner: Walter Blount Investments, LLC
Staff Resource: Emily Barron
Staff Proposal to P&Z: Statutorily Disapprove

B. SUBDIVISION APPROVALS:

1. Buttercup Creek Phase V Section 13, Partial Vacation of Lots 2-11, Block N
Located between Ryan Jordan Lane and Simmons Drive
Owner: Forestar USA Real Estate Group, Inc.
Staff Resource: Emily Barron
Staff Proposal to P&Z: Approve
2. Buttercup Creek Phase V Section 13, Replat of Lots 2-11, Block N (SFP-12-007)
1.557 acres, 10 single family lots, 1 landscape lot
Located between Ryan Jordan Lane and Simmons Drive
Owner: Forestar USA Real Estate Group, Inc.
Staff Resource: Emily Barron
Staff Proposal to P&Z: Approve

6. POSTPONEMENT/WITHDRAWN/PULLED REQUESTS: **NONE**

7. STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS: In accordance with the statutory requirements of the Texas Local Government Code reflected in Section 211.007, acceptance of preliminary reports for the following applications is recommended.

- A. CP57, Z-12-008 (related to item 8A)
- B. 620 Self Storage, Z-12-009 (related to item 8B)

8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:

- A. Consider a request by CP57 to assign original zoning and rezone approximately 57.67 acres from Development Reserve (DR) and Rural Agriculture (RA) to 17.49 acres of Multi Family (MF), 12.7 acres of General Retail (GR), 5.38 acres of Townhome Residential (TH) and 22 acres of Open Space Recreation (OSR) for property located on the west side of Ronald Reagan Boulevard just north of East Whitestone Boulevard. (Z-12-008)
Owner: Bula Lewis Farms, LP
Agent: Paul Linehan, Land Strategies
Staff Resource Person: Emily Barron
Staff proposal to P&Z: General Retail (GR), Townhome (TH) and Open Space Greenbelt (OSG)
1) Public Hearing
2) P&Z Recommendation to City Council
3) P&Z Adoption of Final Report

- B. Consider a request by CWT & C LT to rezone approximately 4.09 acres from General Retail (GR) to Commercial Services (CS) for property located north of 12342 Ranch Road 620 North. (Z-12-009)
Owner: CWT & C LT
Agent: Daniel Hart, Baker-Aicklen
Staff Resource Person: Amy Link
Staff proposal to P&Z: General Retail (GR)
 - 1) Public Hearing
 - 2) P&Z Recommendation to City Council
 - 3) P&Z Adoption of Final Report
- 9. FUTURE LAND USE PLAN AMENDMENTS:
 - A. West side of Ronald Reagan Boulevard just north of East Whitestone Boulevard
 - B. Property surrounding 12342 Ranch Road 620
- 10. SUBDIVISIONS (ACTION AND PUBLIC HEARING): **NONE**
- 11. CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING): **NONE**
- 12. DISCUSSION AND POSSIBLE ACTION:
 - A. Discussion on legal principles of zoning (Legal)
 - B. Discussion on direction from City Council retreat (Director)
- 13. ADMINISTRATIVE ITEMS:
(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)
 - A. Report on City Council Actions Pertaining to Zoning Matters from June 28, 2012 and July 12, 2012
 - B. Director and Staff Comments – Attendance at 2012 APA Conference on October 3-6, 2012 in Fort Worth, Texas
 - C. Commissioners Comments
 - D. Request for Future Agenda Items
 - E. Designate Delegate to Attend Next Council Meetings on July 26, 2012 and August 9, 2012
- 14. ADJOURNMENT

The above agenda schedule represents an estimate of the order for the indicated items and is subject to change at any time.

All agenda items are subject to final action by the Planning and Zoning Commission.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

An unscheduled closed executive session may be held if the discussion of any of the above agenda items concerns the purchase, exchange, lease or value of real property; the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; the deployment or use of security personnel or equipment; or requires consultations with the City Attorney.

At the discretion of the Planning and Zoning Commission, non-agenda items may be presented by citizens to the Planning and Zoning Commission for informational purposes; however, by law, the Planning and Zoning Commission shall not discuss, deliberate or vote upon

such matters except that a statement of specific factual information, a recitation of existing policy, and deliberations concerning the placing of the subject on a subsequent agenda may take place.

The City Attorney has approved the Executive Session Items on this agenda, if any.

CERTIFICATE

I certify that the above notice of the Regular Called Planning and Zoning Commission Meeting of the City of Cedar Park, Texas was posted on the bulletin board of the City of Cedar Park City Hall, 450 Cypress Creek Road, Building Four, Cedar Park, Texas. This notice was posted on:

JUL 11 '12 PM 1:22

Date Stamped (Month, Day, Year, AM/PM, Time)

The Cedar Park City Hall Complex Meeting Rooms are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretative services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (512) 401-5002 or Fax (512) 401-5003 for further information.


Rawls Howard III

Director of Planning and Development Services

Notice Removed: _____

Date Stamped (Month, Day, Year, AM/PM, Time)

MINUTES FOR
CITY OF CEDAR PARK
PLANNING & ZONING COMMISSION
TUESDAY, JUNE 19, 2012 AT 6:30 P.M.
450 CYPRESS CREEK ROAD, BUILDING FOUR, CEDAR PARK, TEXAS 78613

COMMISSION MEMBERS

- | | | |
|--|--|--|
| <input type="checkbox"/> VACANT, Place 1 | <input checked="" type="checkbox"/> NICHOLAS KAUFFMAN, Place 5, Vice Chair | <input checked="" type="checkbox"/> JON LUX, Place 4 |
| <input checked="" type="checkbox"/> THOMAS BALESTIERE, Place 2 | <input checked="" type="checkbox"/> LORENA ECHEVERRIA de Misi, | <input checked="" type="checkbox"/> HOLLY HOGUE, Place 6 |
| <input checked="" type="checkbox"/> MICHAEL DION, Place 3 | Place 7, Secretary | |

1. CALL TO ORDER, QUORUM DETERMINED, MEETING DECLARED OPEN
Vice Chair Kauffman called the meeting to order at 6:30 P.M. He read the "Chairman's Sheet" explaining the meeting procedures. Commissioner Balestiere arrived at 6:55 P.M. at the end of Item 8A. All other Commissioners were present and a quorum was declared. Place 1 was vacant.
2. PLEDGE OF ALLEGIANCE TO THE U.S. AND TEXAS FLAGS
Vice Chair Kauffman led the audience in the U.S. Pledge of Allegiance and the Texas Pledge.
3. MINUTES: Approve Minutes from the Regular Meeting of May 15, 2012
MOTION: Commissioner Lux moved to approve the Minutes of the Regular Meeting of May 15, 2012 Minutes as presented. Commissioner Dion seconded the motion. The motion passed unanimously, 5-0, one place vacant and one absent.
4. CITIZEN COMMUNICATIONS *(Not For Items Listed On This Agenda. Three Minutes Each. No Deliberations With Commissioners. Commissioners May Respond With Factual Information.)* **None.**
5. CONSENT AGENDA:
 - A. STATUTORY DISAPPROVAL: **NONE**
 - B. SUBDIVISION APPROVALS:
 1. Caballo Ranch Section 4 (FP-08-015)
20.032 acres, 65 single family lots, 1 Water quality, PUE and Drainage Easement lot
Located on Caballo Ranch Boulevard and Manada Trail
Owner: Caballo Ranch Investments, LP
Staff Resource: Emily Barron
Staff Proposal to P&Z: Approve
 2. Parkwest Estates Preliminary Plan (PP-12-001)
27.60 acres, 77 single family lots
Located at 407 West Park Street
Owner: Ryland Group, Inc.
Staff Resource: Emily Barron
Staff Proposal to P&Z: Approve
 3. Cedar Park Town Center Section XII (FP-12-006)
3.003 acres, 19 single family lots, 1 open space lot
Located on East New Hope Drive just east of Enchanted Rock Drive
Owner: Continental Homes of Texas, LP
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve

MOTION: Secretary Echeverria de Misi moved to recommend approval of Consent Agenda Items 5B1 through 5B3 as presented. Commissioner Lux seconded the motion.

MOTION WITHDRAWN by Secretary Echeverria de Misi and withdrawal accepted by Commissioner Lux because a Citizen Comment Card had been completed for Item 5B1. Item 5B1 was pulled from the Consent Agenda. See Item 5B1 below.

MOTION: Secretary Echeverria de Misi moved to recommend approval of Consent Agenda Items 5B2 through 5B3 as presented. Commissioner Lux seconded the motion. The motion passed unanimously, 5-0, one absent and Place 1 vacant.

Item 5.A.1 Caballo Ranch Section 4 (FP-08-015)

Theophil Roland Krienke addressed the Board. His property is next to Caballo Ranch Subdivision. He advised that he is concerned about the drainage problem at Blockhouse Creek. Vice Chair Kauffman asked if he had contacted the Planning or Engineering Departments about his concerns. He advised that he had not. Jeff Guerrero, Engineer for Caballo Ranch Subdivision, advised that the City staff had reviewed the plans. This was the first he had heard of this problem. Senior Planner Emily Barron advised that it would not have come to Planning and Zoning Commission if the engineers had not signed off on the project.

MOTION: Secretary Echeverria de Misi moved to recommend approval of Consent Agenda Item 5B1 as presented. Commissioner Lux seconded the motion. The motion passed unanimously, 5-0, one absent and Place 1 vacant.

6. **POSTPONEMENTS/WITHDRAWN/PULLED REQUESTS:**

A. Scottsdale Crossing, Z-12-010 - WITHDRAWN

B. Parkwest Estates, Z-12-002 - PULLED

C. CP57, Z-12-008 – POSTPONEMENT REQUEST TO JULY 17, 2012 P&Z AGENDA

Senior Planner Emily Barron advised that Item 6A had been withdrawn, Item 6B had been pulled by the applicant, and Item 6C was postponed by the applicant to July 17, 2012. She advised that the applicant for Z-12-009 had requested a postponement to July 17, 2012 after the agenda had been posted. This would postpone the following related to Z-12-009: Items 7C, 8C and 9A.

MOTION: Commissioner Lux recognized that Item 6A was withdrawn, Item 6B was pulled, and moved to postpone Items 6C, 7C, 8C and 9A to July 17, 2012. Commissioner Dion seconded the motion. The motion passed unanimously, 5-0, one absent and Place 1 vacant.

7. **STAFF REPORTS – ACCEPTANCE OF PRELIMINARY REPORTS:** In accordance with the statutory requirements of the Texas Local Government Code reflected in Section 211.007, acceptance of preliminary reports for the following applications is recommended.

A. Evelyn LP, Z-12-006 (related to item 8A)

B. Quest Village, Z-12-007 (related to item 8B)

C. 620 Self Storage, Z-12-009 (related to item 8C)

Note: Item 7C was postponed to July 17, 2012. See Item 6.

MOTION: Commissioner Lux moved to accept the Preliminary Reports for Item 7A and 7B as presented by Staff. Commissioner Hogue seconded the motion, and the motion passed unanimously, 5-0, one absent and Place 1 vacant.

8. ZONING PUBLIC HEARINGS AND COMMISSION RECOMMENDATIONS:

- A. Consider a request by Evelyn LP and ET AL to rezone approximately 2.92 acres from Local Retail (LR) to General Office (GO) for property located on S. Lakeline Boulevard near the corner of Old Mill and Lakeline Boulevard. (Z-12-006)

Owner: Evelyn LP and ET AL

Agent: Jennie Braasch, Pohl Partners

Staff Resource Person: Emily Barron

Staff proposal to P&Z: General Office (GO)

1) Public Hearing

2) P&Z Recommendation to City Council

3) P&Z Adoption of Final Report

Senior Planner Emily Barron made the presentation and was available for questions. The applicant requested rezoning approximately 2.92 acres from Local Retail (LR) to General Office (GO) for property located on South Lakeline Boulevard just north of the intersection of Old Mill Road and Lakeline Boulevard. The applicant's request supports the goals of the comprehensive Plan and is consistent with the Future Land Use Plan (FLUP) as well as the purpose statement of the General Office (GO) district. Staff recommended rezoning this property from Local Retail (LR) to General Office (GO).

Jennie Braasch, representing the land owner, was present. She advised that they want to build an Alzheimer unit that would fit into the residential style. It would be 100% masonry. She advised that they had met with the neighborhood.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Lux moved to recommend approval to the City Council of rezoning approximately 42.92 acres from Local Retail (LR) to General Office (GO) for property located on South Lakeline Boulevard just north of the intersection of Old Mill Road and Lakeline Boulevard (Z-12-006) as recommended by staff. Secretary Echeverria de Misi seconded the motion and the motion passed unanimously, 5-0, one absent and Place 1 vacant.

MOTION: Secretary Echeverria de Misi moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8A, Case Z-12-006. Commissioner Lux seconded the motion and the motion passed unanimously, 5-0, one absent and Place 1 vacant.

- B. Consider a request by LADA One to rezone approximately 3.639 acres from General Retail (GR) to General Office (GO) for property located on the south side of E. Whitestone Boulevard just east of the intersection of E. Whitestone Boulevard and Discovery Boulevard. (Z-12-007)

Owner: LADA One

Agent: Shelly Mitchell, Pape-Dawson

Staff Resource Person: Emily Barron

Staff proposal to P&Z: General Office (GO)

1) Public Hearing

2) P&Z Recommendation to City Council

3) P&Z Adoption of Final Report

Senior Planner Emily Barron made the presentation and was available for questions. The applicant requested rezoning approximately 3.639 acres from General Retail (GR) to General Office (GO) for property located on the south side of East Whitestone Boulevard just east of

Discovery Boulevard. The applicant's request supports the goals of the Comprehensive Plan and is consistent with the Future Land Use Plan (FLUP) as well as the purpose statement of the General Office (GO) district. Staff recommended rezoning this property from General Retail (GR) to General Office (GO). The applicant was available for questions.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Lux moved to recommend approval to the City Council of rezoning approximately 3.639 acres from General Retail (GR) to General Office (GO) for property located on the south side of East Whitestone Boulevard just east of Discovery Boulevard (Z-12-007) as recommended by staff. Commissioner Dion seconded the motion and the motion passed unanimously, 6-0, with Place 1 vacant.

MOTION: Commissioner Lux moved to accept the Preliminary Report with the Commission's recommendation as the Final Report for Item 8B, Case Z-12-007. Commissioner Balestiere seconded the motion and the motion passed unanimously, 6-0, with Place 1 vacant.

- C. Consider a request by CWT & C LT to rezone approximately 4.09 acres from General Retail (GR) to Commercial Services (CS) for property located north of 12342 Ranch Road 620 North. (Z-12-009)

Owner: CWT & C LT

Agent: Daniel Hart, Baker-Aicklen

Staff Resource Person: Amy Link

Staff proposal to P&Z: General Retail (GR)

1) Public Hearing

2) P&Z Recommendation to City Council

3) P&Z Adoption of Final Report

Note: Item 8C was postponed to July 17, 2012. See Item 6.

9. FUTURE LAND USE PLAN AMENDMENTS:

- A. Property surrounding 12342 Ranch Road 620

Note: Item 9A was postponed to July 17, 2012. See Item 6.

10. SUBDIVISIONS (ACTION AND PUBLIC HEARING):

- A. Resubdivision of Lot 1 Lakeline Riviera Subdivision

4.907 acres, 2 commercial lots

Located at northwest corner of US Highway 183/Bell Boulevard and Lakeline Boulevard

Owner: Lakeline Market, Ltd.

Staff Resource: Emily Barron

Staff Proposal to P&Z: Approve

1) Public Hearing

2) P&Z Action

Senior Planner Emily Barron made the presentation and was available for questions. She advised that Staff had reviewed the plat and it met all state and local requirements. Staff recommended approval of the plat. The applicant was present to answer questions.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

MOTION: Secretary Echeverria de Misi moved to recommend approval of Item 10A, Case SFP-12-002, as presented by Staff. Commissioner Lux seconded the motion and the motion passed unanimously, 6-0, with Place 1 vacant.

11. **CONDITIONAL USE SITE DEVELOPMENT (ACTION AND PUBLIC HEARING):**

- A. Lakeline Sports (SDC-12-00001)
2.836 acres, 1 commercial lot
Located at 920 Old Mill Road
Owner: Caspita Industries, Inc.
Staff Resource: Amy Link
Staff Proposal to P&Z: Approve
 - 1) Public Hearing
 - 2) P&Z Action

Senior Planner Amy Link made the presentation. The applicant requested a conditional use permit for Lakeline Sports, a 23,100 square foot indoor sports and recreation facility located at 920 Old Mill Road. It is zoned Local Retail-Conditional Overlay (LR-CO). Indoor sports and recreation is a conditional use in the LR zoning district.

In order to approve a conditional use permit, the Planning and Zoning Commission must find that the use does not: 1) Unduly negatively affect an adjoining site more than would a permitted use in the base district; 2) Unduly negatively affect the safety or convenience of vehicular or pedestrian circulation; and 3) Unduly negatively affect an adjacent property or traffic control through the location, lighting or type of sign. Staff determined the following for the 1st criteria: zoning limits building height to thirty-five feet and free standing light poles to twenty feet; building setbacks exceed zoning requirements; and all staff comments had been addressed. Staff determined the following for the 2nd criteria: five foot sidewalk extended across Old Mill frontage; provided more parking than required; and driveway aligns with opposing driveway, reducing conflicts. Staff determined the following for the 3rd criteria: berm or monument sign only - eight foot maximum height; minimum twelve foot setback from right-of-way; and sign lighting shall be ground lights or lights attached to the bottom of the sign, focused upward directly on the sign. Based upon the information provided, staff believed the conditional use site development plan as proposed does not negatively affect adjoining tracts, safety and convenience of vehicular or pedestrian circulation, or property or traffic control. Staff recommended approval of the conditional use permit for an indoor sports and recreation facility located at 920 Old Mill Road as presented. The applicant was available for questions.

There was general discussion among the Commissioners concerning the hours of operation and outdoor seating. Aaron Pesek, agent for the applicant, advised the Commissioners that the facility would be open on weekends and up to 7:00 P.M. on weekdays. Aaron Pesek also advised that there would be no outdoor seating.

A public hearing was held on the above item. There being no public testimony, the public hearing was closed and the regular session reopened.

MOTION: Commissioner Lux moved to recommend approval of the conditional use permit for an indoor sports and recreation facility located at 920 Old Mill Road as presented. Commissioner Hogue seconded the motion. The motion passed unanimously, 6-0, with Place 1 vacant.

12. **DISCUSSION AND POSSIBLE ACTION ITEMS:** None.

13. ADMINISTRATIVE ITEMS:

(Commissioners and staff may discuss items related to the Commission's general duties and responsibilities. The Commission may not take a vote.)

A. Report on City Council Actions Pertaining to Zoning Matters from May 24, 2012 and June 14, 2012

Rawls Howard provided an update on the status of zoning cases that went to City Council.

B. Director and Staff Comments - July agenda will include a presentation on spot zoning
Rawls Howard stated that there were no new zoning applications for July. The postponed items will be on the next agenda. He advised that he provided an update to the 4B Board (Community Development Corporation) on the redevelopment plan progress and the Comprehensive Plan process. The City Council Joint Meeting with Planning and Zoning Commission will focus on redevelopment.

C. Commissioners Comments. **None.**

D. Request for Future Agenda Items.

Vice Chair Kauffman requested a strategic plan review.

E. Designate Delegate to Attend Next Council Meetings on June 28, 2012 and July 12, 2012
Commissioner Lux stated that he would the June 28th meeting. Commissioner Dion stated that he would attend the July 12th meeting.

14. ADJOURNMENT

Vice Chair Kauffman adjourned the meeting at 7:29 p.m.

PASSED AND APPROVED THE 17TH DAY OF JULY, 2012.

NICHOLAS KOFFMAN, Vice Chairman

ATTEST:

LORENA ECHEVERRIA DE MISI, Secretary

July 17, 2012

Subdivision

Planning and Zoning Commission

Cedar Park Highlands

Item:#

5A1

Case Number: SFP-12-008

OWNER: 1431 Investments Ltd

AGENT: Davood Salek, Doucet and Associates

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktx.us

LOCATION: Located at East Whitestone and Ronald Reagan Boulevard

COUNTY: Williamson

AREA: 29.67 acres

ZONING: DR

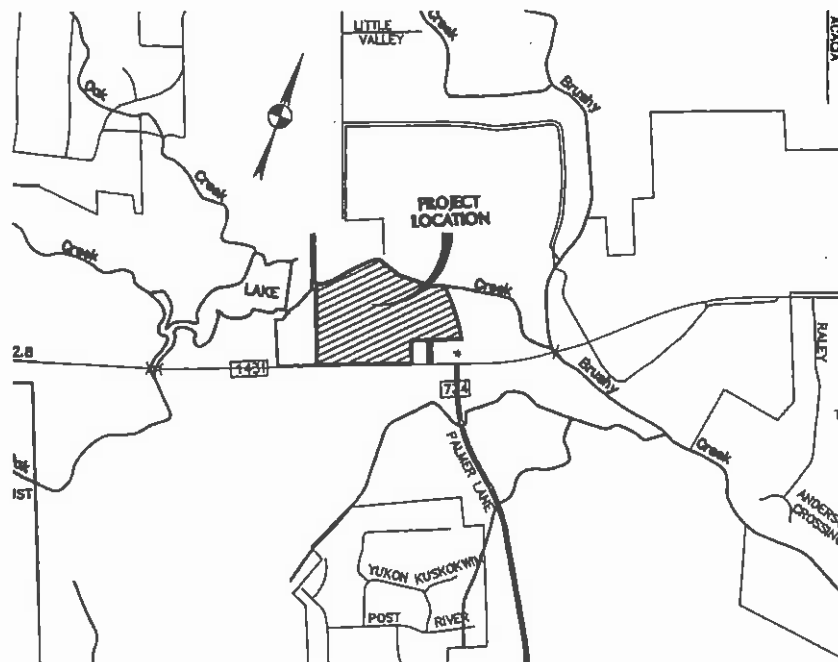
SUBDIVISION DESCRIPTION: 3 commercial lot

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.

The application will be brought back to the Planning and Zoning Commission for final action once the application has been property processed.



July 17, 2012

Planning and Zoning Commission

Item:#

Subdivision

Ranch at Brushy Creek 8A

5A2

Case Number: FP-12-008

OWNER: Standard Pacific of Texas

AGENT: Karen Wunsch

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktx.us

LOCATION: Located on North Frontier Lane and Stiles Lane

COUNTY: Williamson

AREA: 19.43 acres

ZONING: SF-2

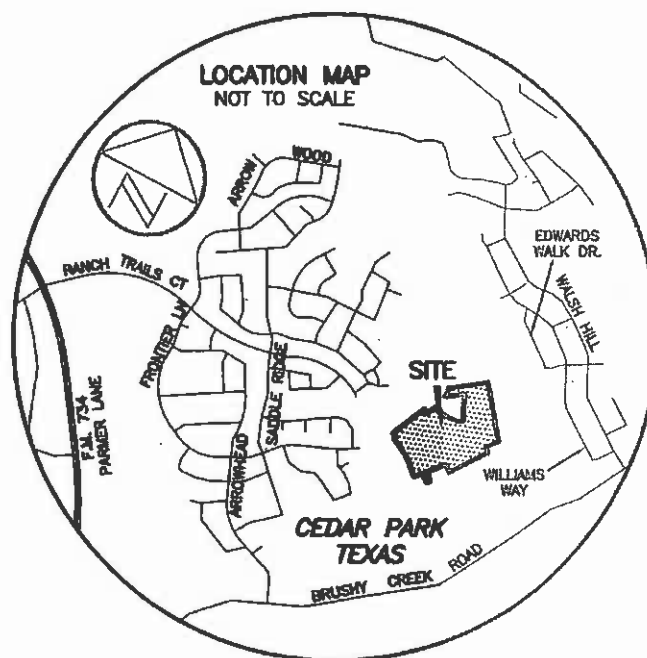
SUBDIVISION DESCRIPTION: 57 single family lots, 2 landscape lots, 1 drainage lot, 1 parkland lot

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.

The application will be brought back to the Planning and Zoning Commission for final action once the application has been properly processed.



July 17, 2012

Planning and Zoning Commission

Item:#

Subdivision

Evelyn

5A3

Case Number: FP-12-009

OWNER: Evelyn Ltd.

AGENT: Lee Miks, Pohl Partners

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktx.us

LOCATION: Located on Lakeline Boulevard just north of Old Mill Road

COUNTY: Williamson

AREA: 2.9 acres

ZONING: LR

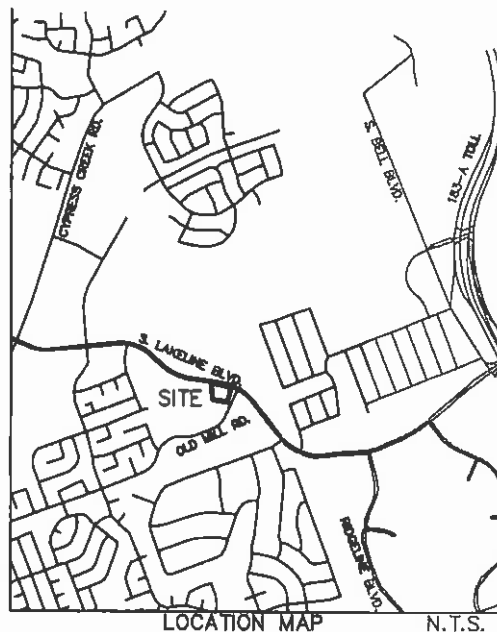
SUBDIVISION DESCRIPTION: 1 commercial lot

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.

The application will be brought back to the Planning and Zoning Commission for final action once the application has been properly processed.



July 17, 2012	<i>Planning and Zoning Commission</i>	Item:#
Subdivision	New Hope Plaza, Replat of Lot 1 Block A	5A4
Case Number: SFP-12-009		

OWNER: Walter Blount Investments, LLC

AGENT: Hugo Elizondo Jr., Cuatro Consultants, Ltd.

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktx.us

LOCATION: Located at 1501 East New Hope Drive

COUNTY: Williamson

AREA: 4.95 acres

ZONING: GR

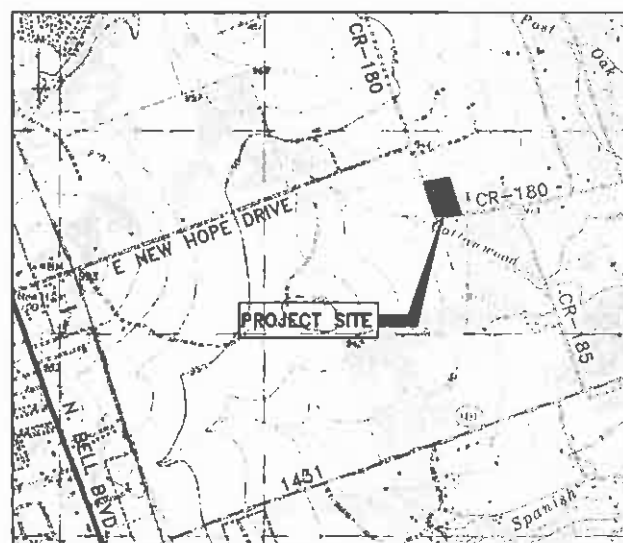
SUBDIVISION DESCRIPTION: 2 commercial lots

STAFF COMMENTS:

In order to address the statutory requirements of the Texas Local Government code this application has been scheduled on the Planning and Zoning Commission agenda. Staff is recommending an action of disapproval at this time as the application has not yet been fully reviewed.

Disapproval of the plat at this time shall not bias future consideration of the application.

The application will be brought back to the Planning and Zoning Commission for final action once the application has been properly processed.



LOCATION MAP
SCALE: NTS

July 17, 2012

Planning and Zoning Commission

**Item:#
5B1**

Subdivision

**Buttercup Creek Phase V Section 13
Partial Vacation of Lots 2-11, Block N**

OWNER: Forestar USA Real Estate Group, Inc.

AGENT: Geoff Guerrero, Carlson Brigrance and Doering, Inc.

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktx.us

LOCATION: Located between Ryan Jordan Lane and Simmons Drive

COUNTY: Williamson

AREA: 1.557 acres

ZONING: SF-3

STAFF COMMENTS:

The applicant proposes to vacate Lots 2-11, Block N of the Buttercup Creek Phase V, Section 13 subdivision and replat the lots to add a landscape lot along Ryan Jordan Lane.

STAFF RECOMMENDATION:

Approve partial plat vacation

July 17, 2012	<i>Planning and Zoning Commission</i>	Item:# 5B2
Subdivision	Buttercup Creek Phase V Section 13 Replat of Lots 2-11, Block N	
	SFP-12-007	

OWNER: Forestar USA Real Estate Group, Inc.

AGENT: Geoff Guerrero, Carlson Brigrance and Doering, Inc.

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktx.us

LOCATION: Located between Ryan Jordan Lane and Simmons Drive

COUNTY: Williamson

AREA: 1.557 acres

ZONING: SF-3

STAFF COMMENTS:

The applicant proposes to replat Lots 2-11, Block N of the Buttercup Creek Phase V, Section 13 subdivision to add a landscape lot along Ryan Jordan Lane. The plat meets all state and local requirements.

STAFF RECOMMENDATION:

Approve replat.

July 17, 2012

Planning and Zoning Commission

Item:
7A & 8A
& 9A

Zoning

CP57

Case Number: Z-12-008
and Future Land Use Plan Amendment

OWNER/APPLICANT: Bula Lewis Farms, LP

AGENT: Paul Linehan, Land Strategies

STAFF: Emily Barron, 401-5054, emily.barron@cedarparktexas.gov

LOCATION: On the west side of Ronald Reagan Boulevard just north of E. Whitestone Boulevard

COUNTY: Williamson County

AREA: 57.67 acres

EXISTING ZONING: Development Reserve (DR) and Rural Agriculture (RA)

PROPOSED ZONING: Tract 1 - Multi Family (MF) 17.49 acres
Tract 2 - General Retail (GR) 12.7 acres
Tract 3 - Townhome (TH) 5.38 acres
Tract 4 - Open Space Recreation (OSR) 22.04 acres

STAFF RECOMMENDATION: Tract 1 – General Retail (GR) 17.49 acres
Tract 2 - General Retail (GR) 12.7 acres
Tract 3 - Townhome (TH) 5.38 acres
Tract 4 - Open Space Recreation (OSR) 22.04 acres

FUTURE LAND USE PLAN EXISTING: Regional Office/Retail/Commercial and Parks and Open Space

FUTURE LAND USE PLAN PROPOSED: Regional Office/Retail/Commercial, Parks and Open Space, High Density Residential, and Medium Density Residential

FUTURE LAND USE PLAN RECOMMENDED: Regional Office/Retail/Commercial, Parks and Open Space, and Medium Density Residential

SUMMARY OF APPLICANT'S REQUEST:

The applicant's request is to assign original zoning and rezone approximately 57.67 acres from Development Reserve (DR) and Rural Agriculture (RA) to 17.49 acres of Multi Family (MF), 12.7 acres of General Retail (GR), 5.38 acres of Townhome (TH) and 22.04 acres of Open Space Recreation (OSR).

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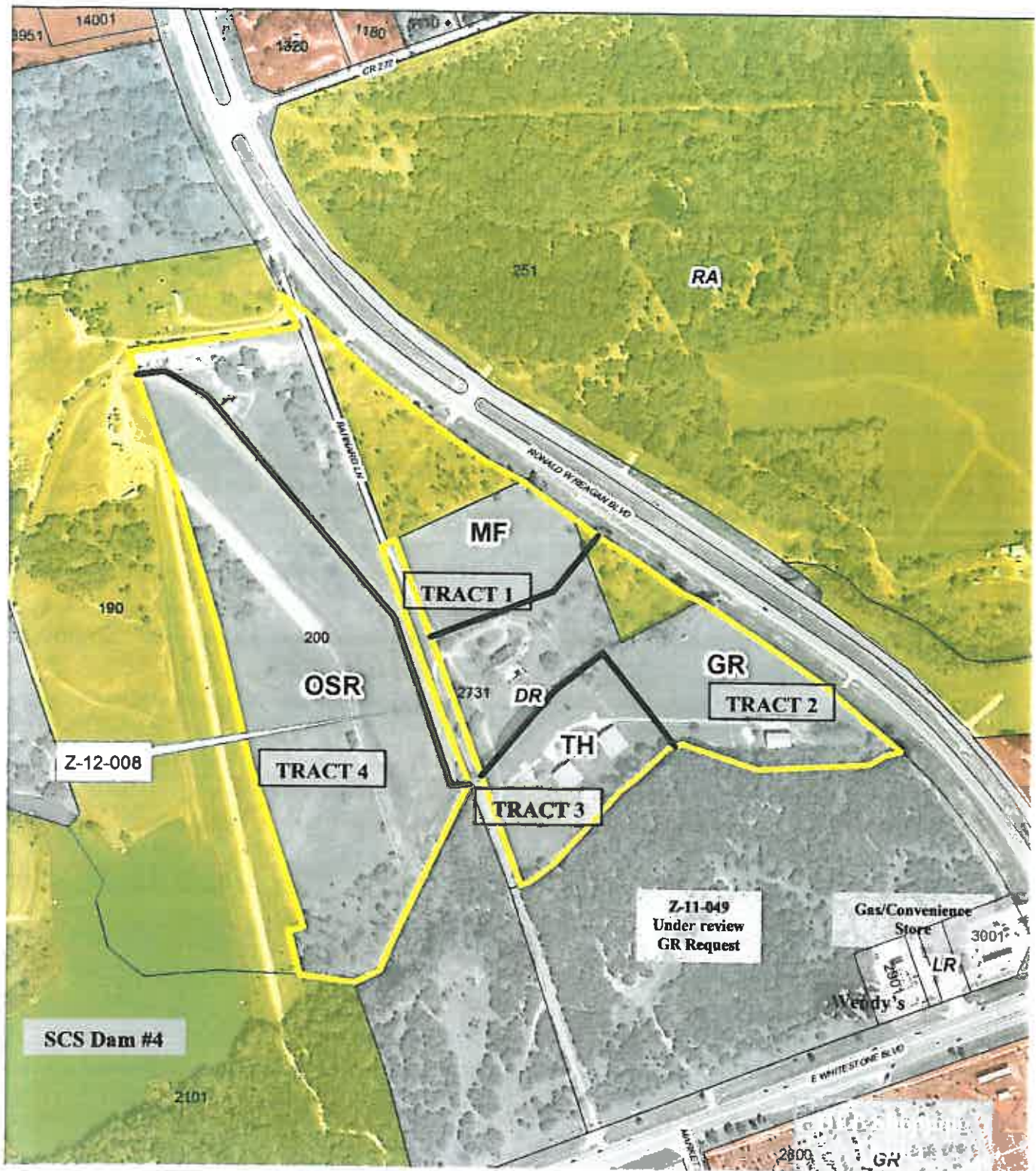
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7A & 8A
& 9A**

Zoning

CP57

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PURPOSE OF REQUESTED ZONING DISTRICTS:

TRACT 1: The Multifamily Residential District, MF, is established to provide for a high density multifamily residential district, intended to provide the maximum residential density. The principal permitted land uses will include low-rise multiple family dwellings, garden apartments, fourplexes, and triplexes. Other residential living facilities and some nonresidential uses generally compatible with apartment living are also permitted in this District. This District should be located adjacent to an arterial or collector, as shown on the Roadway Plan, and may serve as a transitional land use between retail/commercial development and/or heavy traffic areas, and medium or low density residential development.

Permitted uses in MF:

Apartments
Assisted living facilities
Extended care, nursing home
Parks, playgrounds
Places of worship
Private schools

Public buildings
Temporary buildings
Triplex, Fourplex
Utility services, general
Accessory structures
Customary home occupations

TRACT 2: The General Retail District, GR, is established to provide for business activities that are typically large in scale and are designed to serve the community and the region without negatively impacting the residents of the single-family neighborhoods. This is accomplished by locating these uses at pulse points or activity nodes located at the intersection of arterial roadways, or at pulse points with direct access to major arterial roadways. The GR District allows for more intensive retail, office, and limited commercial land uses under architectural standards that result in consumer-oriented, quality development that promotes economic development and regional enterprise in a positive and sustainable manner for the City.

Permitted uses in GR:

Accessory structures
Administrative offices
Art galleries with retail sales
Art gallery
Automated Teller Machines
Automobile parts and accessories sales
Automobile repair shop
Automobile sales new
Automotive sales used
Automotive tire stores

Bakery retail
Banks (with or without drive-through facilities)
Bar Cocktail Lounge
Bed and Breakfast
Car washes; all types
Civic clubs and fraternal organizations
Commercial parking lots
Community center
Consumer repair shop (including bicycles)
Convenience store

Day care center adult
Day care center child
Day care center incidental
Drugstores
Dry cleaning and/or laundry on-site
Equipment rental sales service and/or repair
Food sales general (grocery store)
Food sales limited
Funeral home
Furniture store

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Gasoline service stations
general
Gasoline service stations
limited
Golf amusement
Hardware stores
Home improvement center
(with portable building
sales as an accessory use
only)
Hotel extended stay
Hotel
Indoor sports and
recreation
Instant print copy services
Landscape nursery and
supply store retail
Laundromat
Liquor store
Medical offices
Motel
Movie and music rentals
sales

Non-Emergency Medical
Transport Service
Non-Emergency Medical
Transport Service
(Conditional)
Nonprofit seasonal
fundraisers
Office/showrooms
Office/warehouse
Personal Improvement
Services
Personal improvement
services general
Personal Improvement
Services Limited
Personal services general
Pet grooming
Places of worship
Private schools
Professional offices
Public buildings uses
Reception hall
Rental libraries for sound
and video recordings

Research and
development activities (as
it pertains to software only)
Restaurant general
Retail gift store
Retail stores
Software development
Software sales computer
hardware sales
Special events
Studios/art studio dance
music drama gymnastics
photography interior
design
Temporary buildings
Theatres indoor
Theatres outdoor
Transit station
Utility services general
Veterinary Services
Vocational or trade school
Wireless
telecommunications
facilities

TRACT 3: The Town Home Residential District, TH, is established to provide for small residential lots for medium density single-family residential developments at a more compact urban scale. This district allows for a variation from traditional housing placement, permitting the construction of town homes and/or zero-lot line or garden homes. Nonresidential uses permitted in this district are considered to be compatible with single-family residences that act to preserve the value, and integrity of the residential neighborhood.

Permitted uses in TH:

Garden homes (zero-lot line homes)
Town homes, residential use
Parks, playgrounds
Places of worship
Public buildings, uses
Real estate sales office

Temporary buildings
Utility services, general
Accessory structures
Customary home occupations

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*Planning and Zoning Commission***Item:**

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TRACT 4: The Open Space Recreation District, OSR, is established to implement the goals of the Comprehensive Plan to develop and implement a system of parks and recreational opportunities throughout the community that responds to the broad variety of recreational needs of the different age groups and interests of people residing in all areas of the City.

Permitted uses in OSR:

Outdoor sports and recreation
Public restrooms, storage facilities, (as part of the principal building and/or in separate buildings as accessory uses to the principal permitted use only)
Retention, detention and water quality ponds

Temporary buildings
Accessory structures
Parks, playgrounds, community buildings, recreation centers and other public recreational facilities and activities

COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN:

The Future Land Use Plan identifies the subject area as suitable for Regional Office/Retail/Commercial, with compatible zoning districts of General Office (GO), General Retail (GR) and Mixed Use (MU) and Parks and Open Space with compatible zoning districts of Open Space Recreation (OSR) and Open Space Greenbelt (OSG).

The applicant's request is in compliance with the Future Land Use Plan with the exceptions of the areas requested for high and medium density residential (Tracts 1 and 3). Changes to the land percentages are reflected below:

Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
Employment Center	1419.49	7.33%	1419.49	7.33%	0
High Density Residential	391.52	2.02%	409.01	2.11%	+0.09%
Industrial	329.77	1.70%	329.77	1.70%	0
Institutional/Public/Utility	982.73	5.07%	982.73	5.07%	0
Low Density Residential	9423.08	48.65%	9423.08	48.65%	0
Medium Density Residential	200.47	1.03%	205.85	1.06%	+0.03%
Neighborhood Office/Retail/Commercial	2187.52	11.29%	2187.52	11.29%	0
Parks and Open Space	2318.71	11.97%	2314.64	11.96%	-0.01%
Regional Office/Retail/Commercial	2117.27	10.94%	2098.47	10.84%	-0.11%

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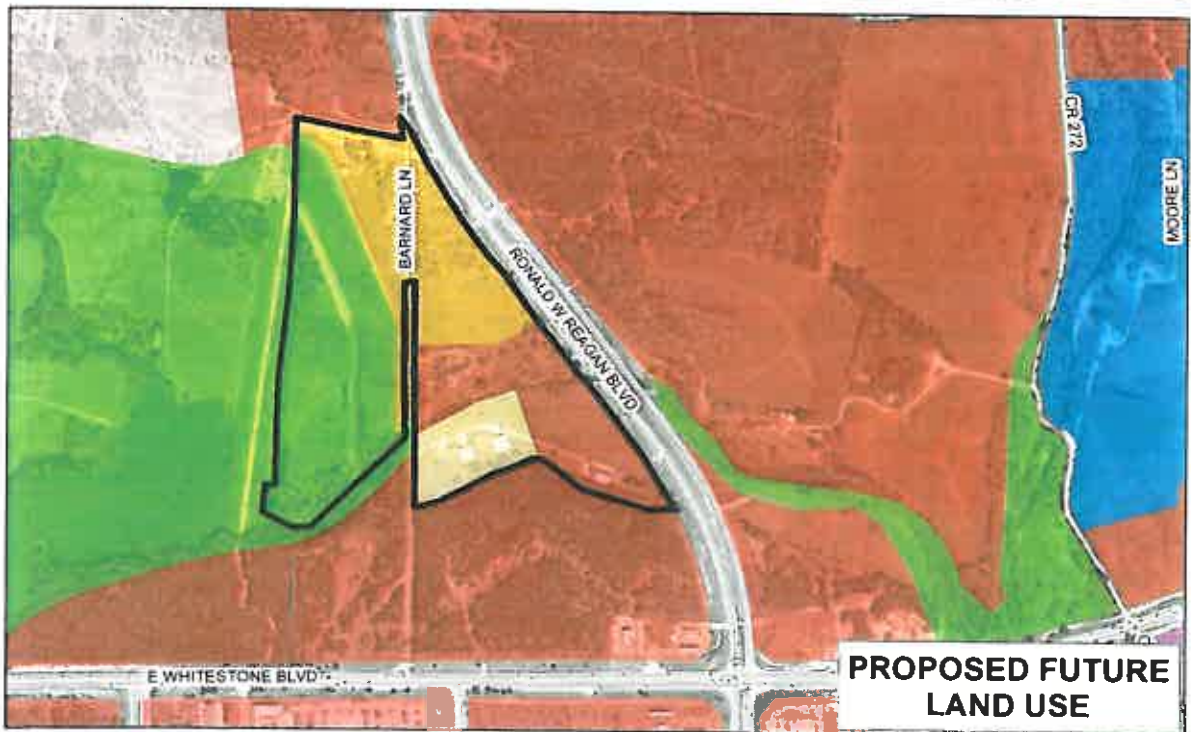
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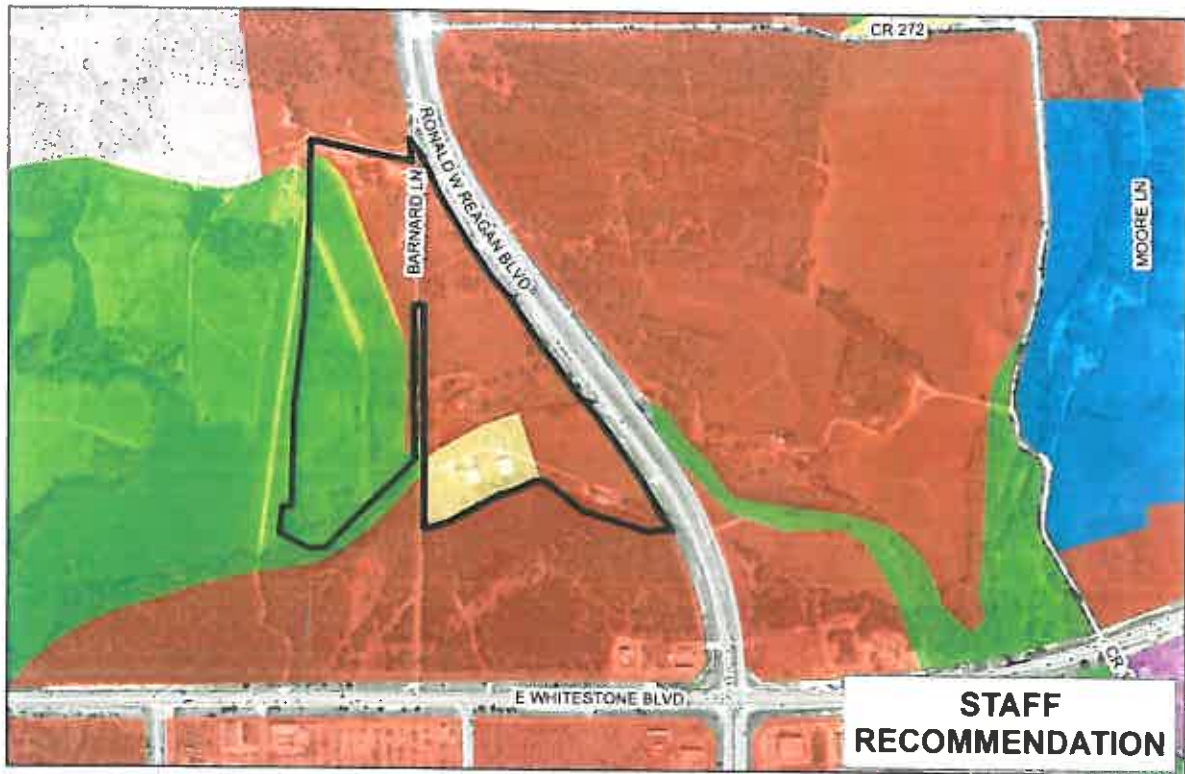
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The request for GR is compliant with the following goals of the Comprehensive Plan:

- 4.1.6 Economic Development Goals – 1) Diversify and broaden Cedar Park's economic base to keep up with anticipated growth while both keeping taxes competitive and maintaining a high level of City services; 2) Improve the tax base of the City by expanding the industrial and commercial base to promote a healthy economic environment which supports existing businesses. 3) Attract commercial development to Cedar Park in order to reduce tax burden on residential property.

The request for OSR is in compliance with these goals of the Comprehensive Plan:

- 4.1.4 Parks and Open Space Goals – 1) Establish a viable park, recreation and open space system for the City where residents and visitors can enjoy the natural beauty of the Hill Country 2) Develop a system of parks and open spaces that address the needs of the residents of Cedar Park as well as draw visitors and businesses to Cedar Park

The request for TH is in compliance with these goals of the Comprehensive Plan:

- 4.1.3 Housing Goals – 1) Formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park, allowing it to grow into a sustainable

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community over the next 20-30 years 2) Provide new housing opportunities for current and future residents of Cedar Park.

SITE INFORMATION:

Corridor Overlay:

Ronald Reagan Boulevard is a corridor roadway.

Transportation:

Ronald Reagan Boulevard is classified as an arterial roadway.

Subdivision:

A subdivision of this property will be required.

Setback Requirements:

	OSR	TH	MF	GR
Front Setback	25'	Varies	25'	25'
Side Setback	12'	Varies	10'	12'
Rear Setback	10'	Varies	25'	5'

Architectural Requirements:

This site is subject to recently adopted masonry ordinance standards.

STAFF ANALYSIS:

Tract 1: Request for Multi Family (MF)

Per the Multi Family Guidelines adopted by the City Council in 2008, staff has completed the attached analysis of the MF request (see below). This tract does not meet a majority of the guideline standards as outlined. The property is located within ½ mile of other MF zoned properties, it is not compliant with the Future Land Use Plan and takes up a considerable amount of frontage on a major arterial that could be utilized for more commercial or industrial uses.

Tract 2: Request for General Retail (GR)

The applicant's request to rezone the property to GR supports the goals outlined in the Comprehensive Plan, and is consistent with the Future Land Use Plan as well as the purpose statement of the GR district.

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Tract 3: Request for Townhome (TH)

The applicant's request for TH is not consistent with the Future Land Use Plan however, considering the location of the proposal is appropriate for this site. The tract is located approximately 500' west of Ronald Reagan Boulevard and is bounded to the north and west by Spanish Oak Creek and to the south by severe topography. In addition to the appropriate location the request also meets the Comprehensive Plan goal 4.1.3 to formulate a viable mix of housing types that will successfully diversify the housing market of Cedar Park and well as to provide new housing opportunities for current and future residents of Cedar Park.

Tract 4: Request for Open Space Recreation

The applicant's request to rezone the property to OSR supports the goals outlined in the Comprehensive Plan, and is consistent with the Future Land Use Plan as well as the purpose statement of the OSR district.

STAFF RECOMMENDATION:

Staff recommends the following:

Tract 1: General Retail (GR)

Tract 2: General Retail (GR)

Tract 3: Townhome (TH) with a Future Land Use Amendment to Medium Density Residential

Tract 4: Open Space Recreation (OSR)

PUBLIC NOTICE: June 6, 2012 Cedar Park Statesman; Notices were mailed to the 7 property owners within 300' of the subject tract

PUBLIC INPUT: Staff received no inquiries at the time of publication of this report

PROPOSED CITY COUNCIL HEARINGS: August 23, 2012 ~ 1ST Reading
September 13, 2012 ~ 2ND Reading

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****The items in **red** are inconsistencies in guideline standards submitted by staff****

City of Cedar Park

Multi-Family and Higher Density Policies and Guidelines

LOCATIONAL GUIDELINES - Rather than ordinances or policies, the following “guidelines” are used to give the Council and Commission flexibility in determining the best course of action to protect and enhance the health, safety and general welfare of Cedar Park:

3.1.1. It is the desire of the City to not convert, rezone or take action to change designation of viable properties for retail use to alternative residential uses. These properties would include:

3.1.1.1. Properties considered viable for retail development and currently zoned for retail uses and/or;

Staff Analysis: *This site as a whole has approximately 2,500 feet of frontage and is located just north of a major intersection (Ronald Reagan Boulevard and East Whitestone Boulevard). While not currently zoned for commercial use the property is slated on the Future Land Use Plan as appropriate for Regional Office/Retail/Commercial development.*

3.1.1.2. Locations currently shown on the adopted Future Land Use Map for retail uses.

Staff Analysis: *See 3.1.1.1*

3.1.2. Locations meeting the guidelines in 3.1.1 above may be considered for rezoning, if they:

3.1.2.1. Are not located at the intersections of or within reasonable distance of major arterial thoroughfares with arterial thoroughfares.

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Staff Analysis: *This site is not located at a major intersection however, is located on an arterial thoroughfare and within 1,800 feet of a major intersection.*

3.1.2.2. Do not have significant commercial/office/retail potential, based on market studies and/or other required objective analysis. Such studies may be:

- a. Provided by the City at the expense of the developer.
- b. Provided by the developer with an independent review provided by the City and funded by the developer.

Staff Analysis: *A market analysis has not be completed.*

3.1.2.3. Land requested for rezoning is more than 700 feet in depth from a major arterial.

Staff Analysis: *Proposed site fronts on a major arterial and is approximately 600 feet in depth*

3.1.2.4. Be in a location where the additional dwelling units may directly assist in the development of and viability of retail development.

Staff Analysis: *While additional roof tops in this area of the city may assist in the development and viability of retail development, area within 1/3 of a mile of this site, that is consistent with the Future Land Use Plan, could achieve the same result.*

3.1.2.5. Be incorporated in the design of significant retail development and with enhanced site planning, is part of one, unified whole and would be considered "horizontal mixed use development."

Staff Analysis: *Of the 57.67 acres proposed for rezoning only 5.64 are requested to be commercial development and therefore not considered a significant retail development.*

3.1.2.6 Properties meeting the 5 guidelines above should still not significantly alter the approved high density ratio of housing contained in policy 2.2. If the proposal

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would alter the ratio, then alternative zonings or uses should be considered such as town homes or single family uses.

Staff Analysis: The property does not meet the 5 guidelines above

3.2. The City of Cedar Park has determined that it is undesirable to have concentrations of Higher Density development in limited areas of the community. The City desires that there be a diversity of housing choices throughout the community and that such development become part of the fabric of the neighborhood.

3.2.1. Locations that do not concentrate multi-family and higher density uses may be considered when:

3.2.1.1. The project may not cause the ratio of higher density housing to exceed those listed above.

Staff Analysis: The proposal increase the percentage of MF zoning in the City by 0.01%

3.2.1.2. There are no other projects within one half (1/2) mile radius; measured from the property boundary.

Staff Analysis: There are 4 multi family complexes within 1/2 mile of the proposed site. See map on the next page

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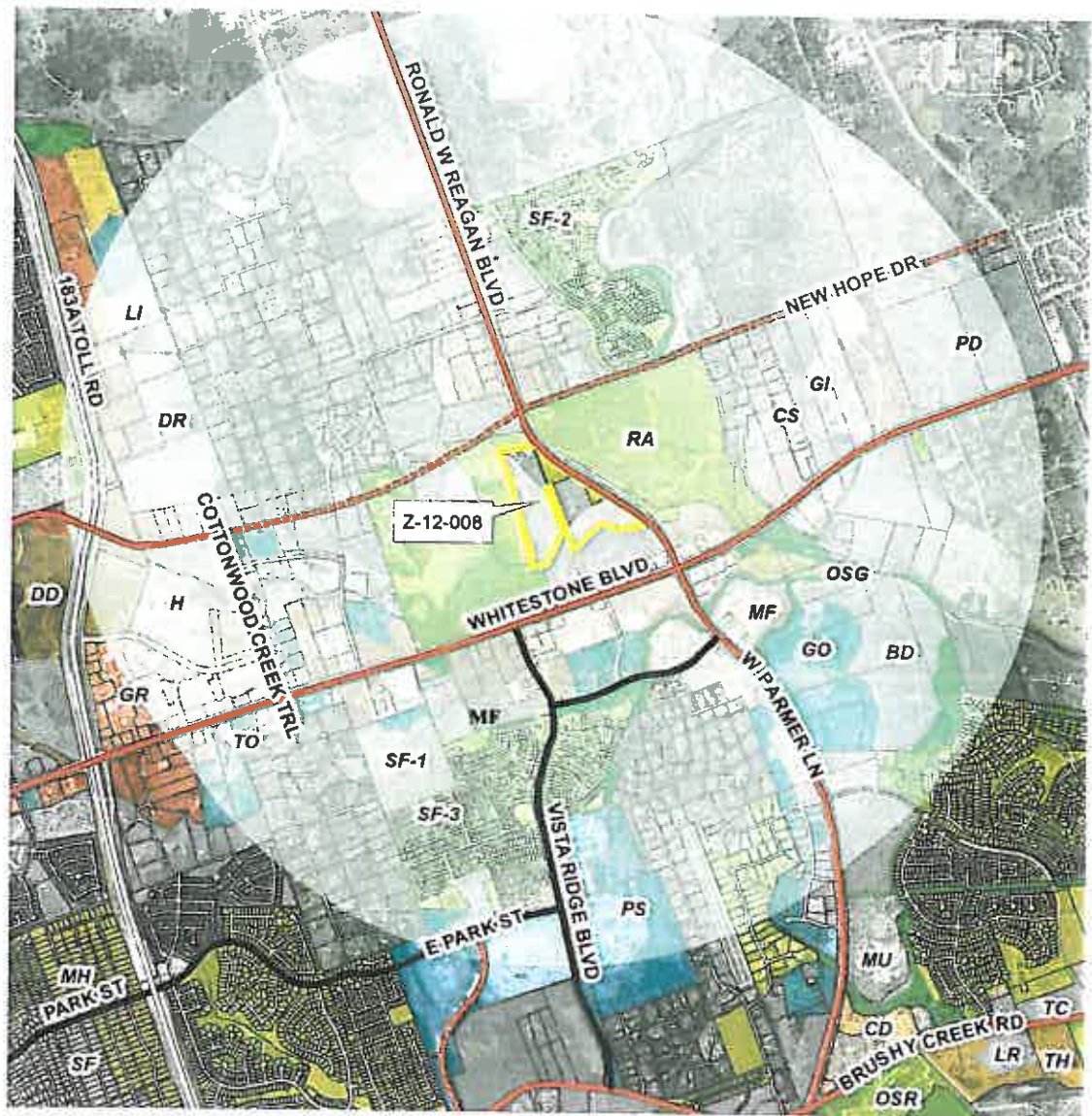
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3.2.2. Concentrations of density may be allowed if:

3.2.2.1. It is part of a city designated mixed use centers or “village” that the City wants to encourage.

Staff Analysis: It is not part of a mixed use proposal.

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3.2.2.2. It is part of a city designated transit oriented development or "transit node" that the City wants to encourage.

Staff Analysis: It is not part of a transit oriented development

3.3. The City wants to make sure that higher density development has adequate infrastructure and will consider higher density approvals that meet other policies or guidelines when:

3.3.1. The thoroughfare system supports the higher density development and access is from a collector; or arterial and collector.

Staff Analysis: The roadway system is in place to support this type of development.

3.3.2. The water and wastewater is adequate.

Staff Analysis: The water and wastewater systems are adequate to support this type of development.

3.3.3. The drainage system is adequate.

Staff Analysis: Water quality and detention will be required at the time of site development.

3.3.4. The school system is adequate.

Staff Analysis: Pending

3.3.5. The emergency service system is adequate.

Staff Analysis: The emergency service system is adequate to support this type of development.

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3.4. The City may consider higher density development that meets other guidelines when the property being considered:

3.4.1. Has topographic issues and multi-family is the most suitable development because of its ability to adapt to terrain.

Staff Analysis: The site is relatively flat.

3.4.2. Has private open space, which the multi-family project will own and maintain thereby reducing the tax burden of publicly owned property.

Staff Analysis: The zoning requests contains an area slated for Open Space Recreation (OSR) though at this time it is unclear who would maintain that area.

3.4.3. Has private drainage ways, retention and detention ponds and other drainage facilities which the multi-family project will own and maintain, thereby reducing the tax burden of publicly owned property.

Staff Analysis: See 3.3.3

TIMING OF DEVELOPMENT GUIDELINES

4. In order to not significantly affect the ratio of higher density development to total residential development, the City has the following "Timing of Higher Density Development" guidelines:

4.1. Property already zoned for higher density development may be developed at any time

Staff Analysis: Several sites throughout Cedar Park are zoned Multi Family (MF) but are undeveloped. Those sites have been accounted for in our percentages when considering MF but the dwelling unit counts are still unknown.

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4.2. Property that requires rezoning may consider the timing of the rezoning request:

4.2.1. In relation to the residential housing mix. Rezoning may be delayed to not significantly affect the current housing ratios.

Staff Analysis: *Our current estimates place the residential housing mix of more than 20% multi family though the build out estimates have our existing MF zoned properties at just under 20% (19.4%) of the residential housing mix.*

4.2.2. In relation to the development of adjacent retail property that the higher density development is a part of to ensure development of the entire property.

Staff Analysis: *Staff has not received a market analysis to determine whether or not this would be the case.*

PAUL LINEHAN & ASSOCIATES

June 28, 2012

Attn: Rawls Howard
 Attn: Emily Barron
 City of Cedar Park
 450 Cypress Creek Road
 Cedar Park, Texas 78613

Re: CP 57 - Proposed Zoning Change Request

As you will recall, on May 21, 2012, we submitted a zoning change request for the CP 57 property, located near the intersection of Ronald Reagan Boulevard (Parmer Lane) and FM 1431. That original zoning submittal included the following zoning request:

Tract	Proposed Zoning	Acreage
1	(MF) Multi-Family	± 23 acres
2	(GR) General Retail	±5.6 acres
3	(TH) Townhomes	± 7 acres
4	(OSR) Open Space Recreation	± 22 acres

After the City's initial review of our original zoning request, we received verbal comments from Emily Barron. On June 13, 2012, we then requested a postponement of the Planning & Zoning Commission hearing to July 17, 2012, as the initial comment/response from City staff was negative, and we wanted to meet with City staff to determine how we could best address your concerns.

We believe that we originally submitted a sound zoning/land use plan with a strong mix of uses, given the amount of existing or proposed Retail/Office/Industrial use in the area surrounding the intersection of Ronald Reagan Boulevard (Parmer Lane) and FM 1431. This area encompasses approximately 1,500 acres and excludes floodplain areas, and is detailed further below.

After our June 26, 2012 meeting with City staff, we have re-evaluated the proposed zoning areas, taking into consideration City staff input, and we now request the following amendments to our original zoning change request:

Tract	Proposed Zoning	Original Acreage	Amended Acreage	Acreage Change
1	(MF) Multi-Family	± 23 acres	±17.49 acres	Decrease ±5.51 acres
2	(GR) General Retail	±5.6 acres	±12.7 acres	Increase ±7.1 acres
3	(TH) Townhomes	± 7 acres	±5.38 acres	Decrease ±1.62 acres
4	(OSR) Open Space Recreation	± 22 acres	±22 acres	No change

As you can see, overall, we have increased primarily the General Retail zoning area (per City staff's recommendation) by approximately ±7.1 acres, while reducing the Townhome and Multi-Family areas. Please refer to the attached exhibit reflecting the amended zoning boundaries.

DEVELOPMENT / PLANNING CONSULTANTS & LANDSCAPE ARCHITECTURE

1010 LAND CREEK COVE, SUITE 100 • AUSTIN, TEXAS 78746 • (512) 328-6050 • FAX: (512) 328-6172

We have re-evaluated the approximately $\pm 1,500$ acres around the Ronald Reagan Boulevard (Parmer Lane)/FM 1431 intersection, as referenced above. Please refer to the attached exhibit, which reflects individual land use areas, as designated per the City of Cedar Parks' Future Land Use Map (June 14, 2012), around this intersection and the CP 57 property. The following information is a general breakdown of the land uses/zoning in this subject area:

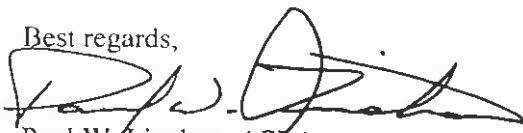
Existing/Proposed Land Use/Zoning	Acreage of Subject Area ($\pm 1,500$ acres)	Percent of Subject Area ($\pm 1,500$ acres)
General Retail	± 615 ac	$\pm 40.5\%$
Office	± 193 ac	$\pm 12.7\%$
Business Center	± 144 ac	$\pm 9.5\%$
Industrial	± 210 ac	$\pm 13.8\%$
Total Non-Residential	$\pm 1,162$ ac	$\pm 76.5\%$
Single-Family	± 290 ac	$\pm 19.0\%$
Multi-Family	± 69 ac	$\pm 4.5\%$
Total Residential	± 359 ac	$\pm 23.5\%$

Our proposed development (including the amended zoning acreage) would increase the Multi-Family yield in the study area from approximately $\pm 4.5\%$ to approximately $\pm 5.5\%$ (an addition of ± 16.81 acres), which we feel will not greatly contribute to the overall Multi-Family percentage in the City of Cedar Park. This small increase will allow for a reasonable amount of Multi-Family use to provide an alternative housing choice in this area. As you can see on the attached "regional snapshot" exhibit, the City fathers have in the past allowed for Multi-Family as a transitional land use between Single-Family/Open Space areas and commercial uses.

Based on the information above, and reflected on the attached exhibit, we believe the proposed changes to our zoning request not only address the City's concerns, but also maintain the integrity of the proposed mixed-use development, which will promote a live-work-play atmosphere in this region of the city. The current trend in today's Multi-Family (apartments and townhomes) developments includes significant amenities, with an attractive product that fits into the surrounding community. Additionally, this proposed Multi-Family/Townhome development will provide beneficial housing alternatives to Single-Family subdivisions in this area, which is often embraced by cities.

I hope this information is helpful to you. Please do not hesitate to call me with any questions or should you need additional details.

Best regards,



Paul W. Linchan, ASLA
President

PWL:enw

Attachment

cc: Mac Pike, Landowner Representative

July 17, 2012 Zoning	<i>Planning and Zoning Commission</i> 620 Self Storage	Item: 7B & 8B
Case Number: # Z-12-009		

OWNER: CWT & C, LT

AGENT: Daniel Hart, Baker-Aicklen and Associates

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.us

LOCATION: North of 12342 Ranch Road 620 North

COUNTY: Williamson County

AREA: 4.09 acres

EXISTING ZONING: General Retail (GR)

PROPOSED ZONING: Commercial Services (CS)

STAFF RECOMMENDATION: General Retail (GR)

EXISTING FUTURE LAND USE DESIGNATION: Regional Office/Retail/Commercial

PROPOSED FUTURE LAND USE DESIGNATION: Industrial

SUMMARY OF REQUEST:

The applicant is requesting to rezone approximately 4.09 acres located north of 12342 Ranch Road 620 North from GR to CS, with the intent of expanding the self-storage use north of the existing facility.

EXISTING SITE and SURROUNDING LAND USES:

The site is currently undeveloped and is surrounded by Shenandoah Baptist Church (ETJ) to the north, undeveloped land in the City of Austin to the east, an existing storage facility to the south, and undeveloped GR zoned property to the west.

Zoning

Planning and Zoning Commission

620 Self Storage

Item:
7B & 8B

Case Number: # Z-12-009



Z-12-009



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PURPOSE OF REQUESTED ZONING DISTRICT:

The Commercial Services District, CS, is established to provide for business and commercial activities that are typically more intensive than consumer retail enterprises, often larger in scale, and often are designed to serve the region. Since generally they are not fully compatible with office or consumer retail uses, the permitted uses found in this district are combined in order to promote economic development and regional enterprise in a positive and sustainable manner for the City.

PERMITTED USES in CS:

Accessory structures	Office/warehouse
Automobile repair shop	Pawn shop
Automotive paint and body shop	Permanent makeup, tattooing, body piercing
Automotive parts and accessories sales	Pest control, exterminating services
Automotive tire stores	Pool and spa sales and service
Automotive upholstery shop	Print shop
Boarding kennels	Recreational vehicle park
Communication services	Seasonal businesses
Construction sales and services	Self storage
Crematorium	Temporary buildings
Dry cleaning and/or laundry facility, on-site	Trade shop
Equipment rental	Truck stop
Food preparation	Upholstery shops, not involving
Gasoline service stations, general	manufacture
Greenhouses, commercial	Utility services, general
Indoor shooting range	Veterinary services
Indoor sports and recreation	Wireless telecommunications facilities
Office/showroom	Wrecker, impoundment

COMPREHENSIVE PLAN AND FUTURE LAND USE PLAN:

The Future Land Use Plan identifies the subject area as suitable for Regional Office/Retail/Commercial uses, with compatible zoning districts being General Retail (GR), General Office (GO), and Mixed Use (MU).

The applicant's request for CS does not comply with the Future Land Use Plan (FLUP). The CS district requires an Industrial FLUP designation. An Industrial designation would allow zoning districts such as Commercial Services (CS), Heavy Commercial (HC), Light Industrial (LI), General Industrial (GI), and Heavy Industrial (HI).

A Future Land Use amendment is being processed concurrently with the zoning application (See agenda item 9A).

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SITE INFORMATION:

Corridor Overlay:

This tract is not located within the Corridor Overlay.

Transportation:

Ranch Road 620 North is classified as a major arterial in the vicinity of this site.

Water and Wastewater Utilities:

Water and wastewater lines are sized adequately for the existing and requested zoning on the site.

Subdivision:

The property is not subdivided.

Setback Requirements:

	Commercial Services (CS)
Front setback	25'
Side setback	12'
Rear setback	5'

Architectural Requirements:

Structures built within the CS district require 100% masonry construction.

CASE HISTORY:

Case Number	Request	P&Z Recommendation	CC Action
Z-96-019	26.90 acres from DR to GR	Recommended GR	Approved GR

STAFF COMMENTARY:

The subject site was originally zoned GR in 1996. The applicant is requesting CS with the intent of expanding the existing self storage site located south of the subject tract.

Staff does not support the applicant's request due to the following:

1. The applicant's request is not compliant with the FLUP;
2. The request does not meet the intent statement of the CS district as the district, in this context, is "not compatible with office or consumer retail sales", which is the zoning designation surrounding this tract;

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Zoning	620 Self Storage	7B & 8B
Case Number: # Z-12-009		

3. The request would not support the economic development goals of the Comprehensive Plan, specifically those geared toward providing increased sales tax revenues, retail growth and employment generation;
4. The existing self-storage fronting RR 620 is a nonconforming use due to the City's Corridor Overlay requirements. Staff believes that by allowing expansion to the rear of the property for a use that is non-conforming on the front can be viewed as contradictory from a policy standpoint;
5. Despite the depth of the tract from RR 620, staff feels this site could be combined with the existing self-storage site to the south if demolished and redeveloped or incorporated with the land to the east that fronts along Ridgeline Boulevard to create a larger retail development;
6. A potential alternative exists for expansion of the current self-storage to the east of the site in the City of Austin, whereby the overlay requirements of the City would not be applicable.

STAFF RECOMMENDATION:

Staff does not support the applicant's request for CS and recommends retention of the GR designation.

PUBLIC INPUT: To date, no public testimony has been received.

PUBLIC NOTIFICATION: Cedar Park-Leander Statesman June 6, 2012
5 letter notices were sent to property owners within the 300' buffer
On June 19, 2012, P&Z postponed the case at the applicant's request to July 17th

PROPOSED CITY COUNCIL HEARINGS: (August 23, 2012) 1ST Reading
(September 13, 2012) 2ND Reading

July 17, 2012
Future Land
Use Plan
Amendment

Planning and Zoning Commission
620 Self Storage

**Item:
9B**

STAFF: Amy Link, 401-5056, amy.link@cedarparktx.us

In conjunction with the 620 Self Storage rezoning request (Z-12-009), the applicant has requested the following amendment to the Future Land Use Plan (FLUP):

- Amend the Future Land Use map for 4.09 acres located north of 12342 RM 620 North from Regional Office/Retail/Commercial to Industrial

The Industrial designation is compatible with the following zoning districts: Commercial Services (CS), Heavy Commercial (HC), Light Industrial (LI), General Industrial (GI) and Heavy Industrial (HI).

Staff does not recommend approval of this request, as it would create an isolated industrial area among retail designated property, inhibiting future growth as a retail node in the region.

Below is a summary of how the proposed amendment will affect the land use percentages currently established on the FLUP.

Land Use	Current Area/Percentage		Proposed Amendment/ Percentage		% Change
Employment Center	1419.49 ac	7.33%	1419.49 ac	7.33%	0%
High Density Residential	391.52 ac	2.02%	391.52 ac	2.02%	0%
Industrial	329.78 ac	1.70%	333.87 ac	1.72%	+0.02%
Institutional/Public/Utility	982.73 ac	5.07%	982.73 ac	5.07%	0%
Low Density Residential	9423.08 ac	48.65%	9423.08 ac	48.65%	0%
Medium Density Residential	200.48 ac	1.03%	200.48 ac	1.03%	0%
Neighborhood Office/Retail/Commercial	2187.52 ac	11.29%	2187.52 ac	11.29%	0%
Parks and Open Space	2318.71 ac	11.97%	2318.71 ac	11.97%	0%
Regional Office/Retail/Commercial	2117.27 ac	10.94%	2113.18 ac	10.92%	-0.02%

July 17, 2012
Future Land
Use Plan
Amendment

Planning and Zoning Commission
620 Self Storage

**Item:
9B**



9B

June 6, 2012

Amy Link
Planning Department
450 Cypress Creek Road
Cedar Park, Texas 78613

Re: 620 Mini-Storage Land Use Amendment Request

This letter shall serve as a request for a Land Use Amendment regarding the 620 Mini-Storage Project located at 1232 FM 620 in Cedar Park, Texas. The request is to change an approximate 4.088-acre portion of land from the existing Land Use of Regional Office/ Retail/ Commercial to the Land Use of Industrial. The reason for the request is to accommodate the expansion of the existing Alpha Self Storage business which was grandfathered into the current Regional Office/ Retail/ Commercial Land Use. Alpha Self Storage currently has approximately 334 linear feet of frontage along FM 620 and is in negotiations to purchase the 4.088-acre portion of land immediately adjacent to their current location to the North. Upon purchase of the land, the only access that will be provided to the 4.088-acre portion will be through the existing Alpha Self Storage. Therefore, it would seem unfeasible to build or lease the Regional Office/ Retail/ Commercial portion of land under the current land use of Regional Office/ Retail/ Commercial since the only access to the business's would be required to access through the existing Alpha Self Storage site. At this time we are respectfully requesting that the Land Use of the 4.088-acre tract of land be amended to Industrial. Attached to this letter is the City of Cedar Park Future Land Use Map with the project location identified, as well as a metes and bounds description of the tract. Please contact me if you have any questions or require any additional information.

Sincerely,



Daniel Hart, P.E.

Project Engineer

Baker-Aicklen & Associates, Inc.

dhart@baker-aicklen.com

512-244-9620 ofc. 512-628-2215 direct

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